



HARYANA REAL ESTATE REGULATORY AUTHORITY, PANCHKULA.

Mini Secretariat (2nd and 3rd Floor), Sector-1, Panchkula.

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Extract of the resolution passed by the Haryana Real Estate Regulatory Authority, Panchkula in its meeting held on 12.06.2024.

Item No. 257.18

(ii) **Promoter:** Eternal Sunshine Infra LLP.

Project : “Royal Green County” an Affordable Residential Plotted Colony (under DDJAY, 2016) on additional land measuring 9.28 Acres (in addition to License No. 173/2022 measuring 17.41 acres) situated in the revenue estate of Village Barkatabad, Sector 40, Bahadurgarh, District Jhajjar.

Temp ID : RERA-PKL-1456-2024

Present: Adv. Tarun Ranga on behalf of respondents.

1. This application is for registration of the project namely; “Royal Green County” an Affordable Residential Plotted Colony (under DDJAY, 2016) on additional land measuring 9.28 Acres (in addition to License No. 173/2022 measuring 17.41 acres) situated in the revenue estate of Village Barkatabad, Sector-40, Bahadurgarh, District Jhajjar. License No. License No. 43 of 2024 dated 11.03.2024 valid up to 10.03.2029 has been granted by Town and Country Planning Department in favour of Eternal Sunshine Infra LLP.

2. The application was examined and following observations were conveyed to the promoter on 30.05.2024:

- i. Date of approval of Layout Plan is not mentioned in REP-I Part C.
- ii. REP-II is incorrect.
- iii. A brief note on financial and technical capacity be submitted.
- iv. Copies of LC IV and Bilateral Agreement not enclosed.
- v. Whether entry of license has been made in the revenue records.
- vi. Area to be registered be clearly marked on the layout plan.



3. The promoter vide replies dated 10.06.2024 and 12.06.2024 has complied with the above deficiencies.
4. After examination, the Authority found the project fit for registration subject to the following special conditions:
- Promoter shall submit a copy of service plans/estimates to the Authority immediately after their approval by Town & Country Planning Department.
 - Promoter shall submit duly approved building plans in respect of commercial site measuring 0.066 acres (forming part of commercial pocket of 0.756 acres) to the Authority along with deficit fee, if any. Till then, the promoter shall not dispose of any part/unit of the commercial pocket.
 - Promoter shall also submit a copy of NOC/Clearance as per provisions of notification dated 14.09.2006 issued by MOEF, Govt. of India (if applicable) before execution of development works at site.
 - The promoter shall submit the details of the RERA bank account (where 70% of the amount received from the allottees shall be deposited) within a period of 15 days from the issuance of this registration certificate, till which time no plots shall be sold. No RERA account shall be subsequently changed by the promoter without the prior permission of the Authority.
 - No hindrance and disability shall be allowed to occur in the way of the allottees in the event of any dispute between the partners. The Authority retains the power to issue any appropriate orders for protecting the interest of the allottees.
5. **Disposed of.** File be consigned to record room after issuance of registration certificate.



True copy

Executive Director,
HRERA, Panchkula

A copy of the above is forwarded to STP, HRERA Panchkula, for information and taking further action in the matter.

25/6/24
CA (Shubham)